

Emergency Services Building – Public Information Session
Thursday, March 21, 2019 @ Heritage Inn
Questions from the Public

At the Public Information Session held by Council, questions were asked and recorded for the purpose of providing follow up. There were several duplicate questions however the information provided here addresses them all.

1. What is the plan for the upstairs post office? Where do the residents in the Post Office go?
The offer to purchase the Post Office includes leaving the lease for Canada Post in place, however the upstairs portion of the Post Office will house the Fire service and the Alberta Health Services first responders. The current owner will be working with their tenants to provide the required notice and if possible assist them to find alternate residential accommodations if they feel they are able to. Any notices given will follow all legal requirements.
2. Is the new location going to edge out the existing businesses?
The businesses currently housed in the post offices can remain if they choose. The Town can enter into lease agreements with both parties and design the Emergency Services needs around them.
3. Is there a plan for expansion?
As identified in the concepts provided at the Information Session, the expansion plan will provide for bays to be provided for fire and EMS equipment storage to the east of the existing building on the remainder of the lot.
4. Is the site large enough for an Emergency Services Building?
Design work is currently underway and the site is sufficient for the required facility.
5. How will off-street parking be provided for first responders?
A few months ago the Town was approached by representatives from the Legion to explore whether the Town would be interested in purchasing the parking lot that they own. Once this Canada Post site became an option, Administration approached Council to provide them with an appraisal for the parking lot and advise that if the Canada Post location was to succeed this additional lot would provide parking for both the responders as well as the public. Council gave direction to proceed with the purchase.
6. What are the setback requirements at this location?
This location is identified as Downtown Commercial District (DT) in our Land Use Bylaw. This district is intended to provide for institutional, recreation and civic uses. This means that the Emergency Services Building which would fall under an institutional use is permitted as it is located in an existing building or a proposed addition. The minimum front yard and side yard setbacks (if the parcel shares a property line with a commercial or industrial district) is 0 m. No amendments are required in order to accommodate this development.

7. What is the population this building can serve?

The building location is sufficient to serve build-out of lands within the Town of Taber Municipal Development Plan identified as residential.

8. How much income is provided for with the Canada Post and AHS contracts? Who will house AHS Parking?

Without divulging third party financial information, we can confirm that the Canada Post and AHS leases will pay for any lending costs and repayment of funds into Reserves. AHS will utilize the parking lot purchased as part of the project.

9. Is this the safest location?

The road network in this area appears to be sufficient to handle the Emergency Services Building, other design considerations will be utilized to ensure response will be safe for the public (i.e. emergency lights).

10. How will this impact the car show for Cornfest?

When the planning moves forward for Cornfest any impacts will be addressed by working with the organizers and the Town, as occurs every year.

11. What is the ratio of non-fire calls to actual fire calls?

The calls to service for 2018 by the Taber fire Department totals 255 calls :

Fire Calls	9%	24
Motor vehicle Collisions	13%	34
Medical First Response	38%	98
Hazmat	3%	8
Gas Leak	6%	15
Public service calls	13%	34
Alarm activation	16%	42
		<u>255</u>

12. Is there information on the amount of AHS responses to senior's facilities in Town?

This information has been requested from AHS and once a response is received we will update this sheet.

13. There are other ways to deal with HIRF (ten minute response) requirements such as larger setbacks and different materials in housing, why can't builders do that instead?

The Town gets complaints from builders and developers with regard to the additional costs added in order to construct a home that is outside of the ten minute response. This also happens when homes that are already constructed attempt to renovate and are not permitted to build to the standards that they want to. There are other ways to meet the requirements including moving to a full-time staffing of two crews of firemen, but those costs are also prohibitive. These building code restrictions can also make affordable or attainable housing less achievable. Constructing a new Emergency Services building provides several solutions for it's cost, in that it alleviates the building code requirements if located in the core of town, provides room for expansion of other town departments so that they don't have to construct new facilities, and allows the Town to meet builder and developer concerns and hopefully make Taber more competitive to spur development.

14. If the Town chooses a new location, when does it change the building code requirements?

The Safety Codes officer has advised the Town that once a Development Permit has been pulled for construction of an Emergency Services Building, they will deem the requirement met.

15. Will the Town track affordable housing builds pre and post construction of the relocated Emergency Services Building?
The Town tracks all building permit statistics. This information is publicly available. The difficulty would be in determining any increase in builds being attributed completely to the relocation. It could be indicated that if there is an increase in building permits after the building is in place that it is a result of the ESB, but in reality it could be related to economy or perhaps new businesses in town attracting more residential building. This would then seem as if the town were fabricating data to justify the decision. Administration is open and transparent with our data and we will continue with that. We will also do what we can to ensure that Taber remains competitive and viable for home builders and developers so that our Town can prosper.
16. Is there a conflict of interest in purchasing the Canada Post location because it is owned by a developer that can directly benefit from the move of the Emergency Services Building?
The Canada Post location was identified several years ago as a possible site for the Emergency Services Building that would meet the ten minute response for all residential lands within the Town. At that time, it was determined that the land was not for sale. After it was determined that the last proposed location would not move forward, a working meeting was set with Council to review possible site locations. Administration became aware that this location had recently changed hands and may be available for purchase. Upon reviewing the site details and possible options for expansion, an offer was presented to the landowner, conditional on the entire project meeting the proposed budget and that offer was conditionally accepted. The relocation of the Emergency Services Building is a benefit to any landowner impacted by the ten minute response for fire.
17. How much money has already been spent on drilling, presentation, sketches so far?
In total since 2017 \$88,156.52 has been spent on design work, environmental testing and sampling on Town owned lands, and the preparation of RFP ready documentation and design work for the 50th Street location.
18. Why are we spending all of this money for 1.5 km? this works out to \$3,214/step.
Council has determined that the Emergency Services Building should be located more centrally in order to meet the ten minute response time and alleviate the High Intensity Residential Fire (HIRF) requirements outlined in the Alberta Building Code.
19. Was consideration given to the spot behind the Food Bank and next to the Police Station? (Why not in Joe S area?)
That location was included in the selection, it falls slightly outside of the ideal location which prevents lands to the north and west that are zoned residential to be included in the ten minute response. This includes the lands that the Town recently purchased and are hopeful to develop as residential.
20. Will this site provide protection for residences on the south side of Taber?
The south residential development areas, current and future, are within the ten minute response area.
21. Is there a plan B or C?
If this location does not move forward it will be up to Council to determine if they want to look at a different location, Administration will provide any support and information requested at that time.
22. What happens with the old fire hall facility?
The Town will utilize this space as an expansion for the Public Works and Parks and Rec departments. They have a lot of equipment that is currently being stored outside and it will add to their life cycle if they can be

parked inside and protected from the elements and the possibility of theft. There is also a requirement to provide space for staff that are currently over crowded in the existing facility.

23. Will the fire equipment be replaced with new?

No, the current fire equipment will be relocated to the new facility, as well as the AHS equipment.

24. What is the plan for staffing? Will there be full-time staff?

There is no plan to change the current staffing levels. There are three full-time staff and the rest of the crews are volunteer.

25. The proposed funding indicates using "off-site levies" what are these?

Under the Municipal Government Act municipalities are permitted to collect levies from developers in order to contribute to specific municipal improvements outlined in Section 648(2). They include facilities for water supply and treatment, sanitary sewage treatment and disposal, storm sewage drainage, roads required for subdivision or development, transportation infrastructure related to subdivision or development and land required for those facilities. Additionally, they may also be used for new or expanded community recreation facilities, fire hall facilities, police station facilities or libraries.

The Town has been collecting levies from new development, currently in the amount of \$74,161.60/ha. In this situation developers have actually contributed the funds to provide for the construction of a new Emergency Services Building that will allow for new development to occur.

26. How much money will this cost?

As indicated in the presentation materials the total proposed cost of the project is anticipated at \$4.5M. Of that amount it has been identified that \$1.4M will come from the Ferguson Estate, \$496K from the funds in the Energy Conversation Fund, \$404K from the MSI funds, \$1.2M from the offsite levy and then an internal borrowing from Reserves of up to \$1M which would be paid off from the Canada Post and AHS leases.

27. Why are we buying land we just sold?

The Post office building was sold by the Town in 2002. It had been deemed by the Council and Administration in place at that time that it could be disposed of by the Town. Now 17 years later it has worked out to be a very viable option for an Emergency Services Building that will meet our current needs.

28. Why was Ferguson money put into this?

Council has made the decision that this money will benefit the Community best put into this project.

29. How will cost overages be dealt with?

The budget and tender will have a contingency built in to the price as is common practice. Our project team and engineering group are working very hard with the design to ensure that it considers impacts. If the Tender comes in too high, then Council has the ability to cancel the project and not move the offer to purchase ahead.

30. What is the timeframe for construction?

The design is currently underway with the tender to be underway possibly as soon as mid-May. The tender will close mid to end of June and the condition date on the offer to Purchase is July 1. It could be possible to begin construction in the fall, but more realistically it may be spring of 2020 before it is able to be underway.

31. Is this a done deal? Will a vote or plebiscite be held?

If the tender comes in within the budgeted amount, Council will move forward with the purchase of the lands and award of the tender. There will not be a vote or plebiscite. Council has indicated that this decision is the same as any other financial and operating decision that is within their responsibility to make.

32. What utilities are we (the Town) responsible for?

The Town provide sanitary sewer, storm water and water services. Utility providers are responsible for shallow utilities (phone/cable), electricity and natural gas.